



Minkley Drive
Langley Mill Nottingham

burchell
edwards

Minkley Drive Langley Mill Nottingham NG16 4JA

for sale
£260,000



Property Description

*** THE PERFECT FAMILY HOME ON MINKLEY DRIVE ***

We are pleased to present this three-bedroom detached house in Langley Mill, Nottingham located on a cul-de-sac. Minkley Drive is conveniently located within close proximity to a range of local amenities including shops, schools, restaurants and major road links including the A610 for Giltbrook Retail Park and the M1 Motorway at junction 26.

In brief this immaculately presented property comprises of an entrance hallway with two storage cupboards, downstairs WC, lounge, kitchen/diner, three bedrooms with an en-suite to the main and a family bathroom. There are low maintenance gardens to both the front and rear as well as a driveway providing off road parking.

The property offers both, gas central heating and UPVC double glazed doors and windows throughout. This would be an excellent first time buy or next step on your property ladder! Call us today to setup your appointment!

Entrance Hallway

Door from the front elevation, laminate flooring, radiator, two storage cupboards, stairs to the first floor and access to;

Downstairs W.C

Fitted with a W.C wash hand basin, tiled splashbacks, extractor fan, vinyl flooring and radiator.

Lounge

UPVC double glazed bay window to the front elevation, carpet flooring and radiator.

Kitchen/ Diner

Fitted with matching wall and base units with wooden work surfaces incorporating a composite sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven, induction hob, cooker hood extractor fan, fridge/freezer, plumbing for washing machine and space for further appliances. Further to this there is a breakfast bar, laminate flooring, radiator and UPVC double glazed window to the rear elevation and French doors leading to the rear garden.

Landing

Carpet flooring, radiator, loft hatch and access to the GCH boiler.

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring, radiator, fitted wardrobes and access to;

Ensuite

Fitted with a W.C, wash hand basin, shower cubicle, tiled splashbacks, towel radiator and extractor fan.

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Family Bathroom

Fitted with a W.C, wash hand basin, bath with shower over, tiled splashbacks, extractor fan, laminate flooring and UPVC double glazed opaque window to the front elevation.

Externals

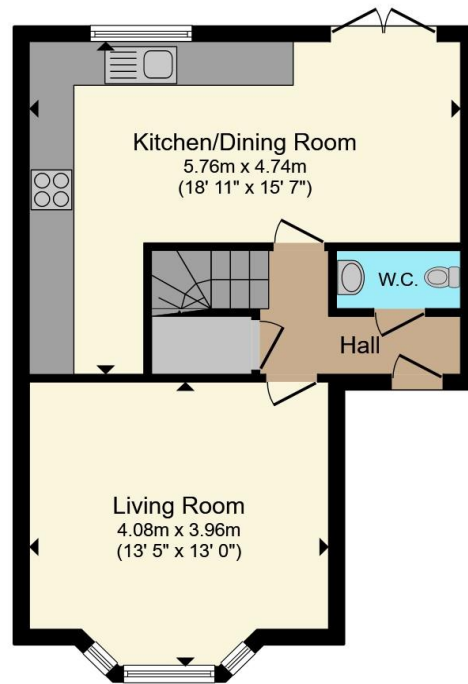
The property is set back from the road with a driveway, providing good off-road parking with access to the rear garden via a gate. There is a fitted electric car port.

The rear garden is mainly patioed with astro turf for ease of maintenance. There is access to a garden shed and is fully enclosed with a fenced boundary.

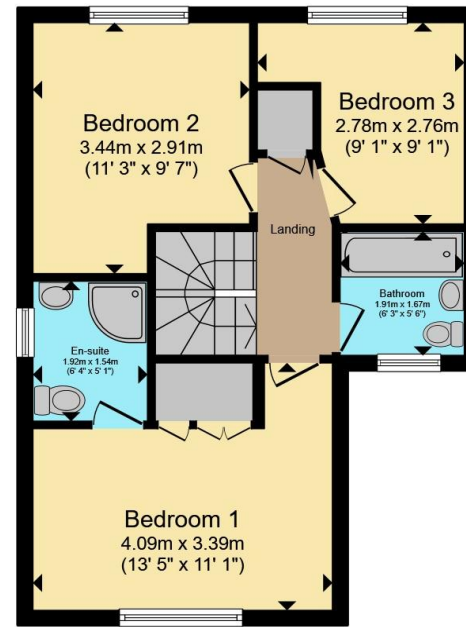








Ground Floor



First Floor

Total floor area 81.8 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207556



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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